

Appendix D

Background to the Development of the Northgate Plan

The preparation of the Northgate Plan was initiated in response to projected multi-family and commercial growth in the Northgate area, which was identified in the Seattle Engineering Department's 1989 *Northgate Area Existing Conditions Report*. Council Resolution 28048 (August 1989) directed the (then-named) Office for Long-Range Planning to recommend interim traffic controls, establish a citizens' participation mechanism through the Neighborhood District Council and begin a comprehensive land use and transportation plan for the Northgate area.

In 1989, Mayor Charles Royer appointed a 23-person Northgate Advisory Committee from nominations by the Neighborhood District Councils and representatives of business and development interests. The Advisory Committee first met in December 1989, and met more than 40 times, typically twice a month. The Advisory Committee included five representatives from the Maple Leaf Community Council, two representatives from the Haller Lake Improvement Club, four developers, two Northgate business owners, and one representative from each of the following: Pinehurst, Victory Heights, Licton Springs, and Lake City Community Councils, the Northwest District Council, the Aurora Avenue Merchants Association, Northwest Hospital, North Seattle Community College, Northgate Mall, and the City's Planning Commission. This committee represented a broad cross-section of resident, business and development interests in the Northgate area.

During the plan development process, Office of Long-Range Planning staff also attended community council meetings to listen to and participate in discussions about the Northgate planning process. Staff also met with interest groups and the North Seattle Commission on Growth. A variety of citizens also independently met with and telephoned City staff to discuss plan elements throughout the planning process.

A Preliminary Draft Plan evolved from discussion with the Advisory Committee, and was circulated for review by Advisory Committee members, City departments, Washington State Department of Transportation and Metro Transit. Different points of view voiced during Advisory Committee meetings were noted in the discussion sections of the Draft Plan. The Plan's objectives were based on six issues that were raised by the Advisory Committee:

1. The effect of growth on the area's quality of life,
2. Traffic congestion on arterial streets,
3. Transition and buffers between different intensities of land uses,
4. Economic vitality of the Northgate area businesses,
5. Preservation of single family neighborhoods and neighborhood commercial areas, and
6. Public review of the design of proposed projects.

A Draft Environmental Impact Statement (EIS) was prepared and published in December 1991 to accompany the Draft Plan, describing impacts on housing, transportation, air

quality and land use. The Draft EIS evaluated several land use and transportation alternatives. A Final EIS was subsequently prepared.

The City of Seattle Planning Department (renamed from Office of Long-Range Planning) staff revised the plan and the Mayor forwarded *The Mayor's Recommended Northgate Area Comprehensive Plan* to the City Council in May 1992. The Council held a public hearing on the Mayor's recommended plan on June 11, 1992, and then waited until an appeal of the EIS was decided by the City's Hearing Examiner in December 1992. The Council's Growth Policies and Regional Affairs (GPRA) Committee deliberated on the Northgate Plan for five months beginning in January 1993, and prepared a mark-up version of the Plan, which showed modifications and amendments proposed by the Committee. The Council held a public hearing on the Committee's mark-up version on June 2, 1993. The Plan was approved during the summer of 1993 through a package of legislation. The Northgate Plan document and associated legislation were published in September 1993.